

## **OYLER COURT SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

MAWSS Comments: No water or sewer services available.

The plat illustrates the proposed 29 Lot / 20.0± Acres subdivision, which is located on the East side of Oyler Road, 1,000'± South of Jeff Hamilton Road and extending North to the West terminus of Crary Avenue, and is outside the city limits, but within the Planning Jurisdiction. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to create 29 lots from a metes and bounds parcel.

The new road for the site is to be dedicated and constructed to meet County Engineering Standards. Additionally, since Lots 2 and 28 have frontage on three streets, a note should be placed on the Final Plat stating that Lots 2 and 28 are limited to one curb-cut each with the size, design and located to be approved by County Engineering.

The areas of open space are labeled as common area, wetlands, islands or median in the roadway, as well as detention areas. All areas not designated as lots should be labeled as common areas, and a note should be required on the Final Plat, if approved, stating that maintenance of all common areas is the responsibility of the property owners (association).

This site is located in Mobile County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved. The plat should also be revised to depict lot sizes to be illustrated in square feet either through labeling or the provision of a table on the Final Plat.

The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems or 30,000 square feet for lots that are served by individual wells and septic systems; therefore, the need for field lines on each lot is what necessitates the larger lot size. If the development proposes a centralized system, none of the lots will have field lines, thereby eliminating the necessity for the increased size. However, it appears that several lots do not meet the minimum size requirements for developments with access to public water and sanitary sewer as required in Section V.D.2. of the Subdivision Regulations and MAWSS comments that no water or sewer services are available.

The Commission has approved reduced lot sizes for developments served by this type of centralized system in the past, subject to the provision of documentation regarding the

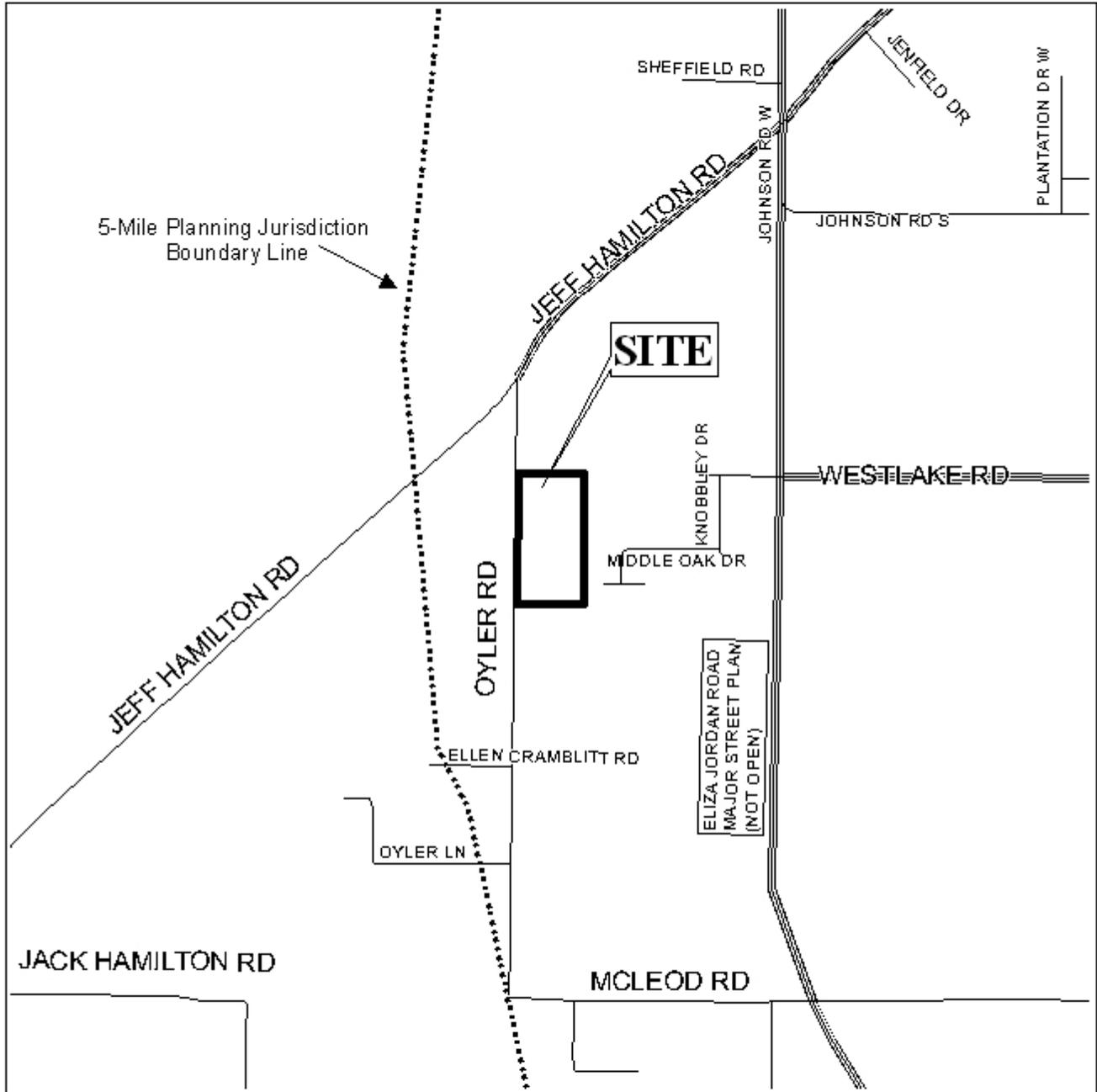
centralized sanitary system. Additionally, the developer must receive final approval of the system by the Mobile County Board of Health and the Alabama Department of Environmental Management (ADEM).

Additionally, the applicant should revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot on the Final Plat and submit a letter stating that.

Based upon the preceding, it is recommended that the plat be heldover subject to the following conditions:

1. the new roads within the proposed subdivision be dedicated and constructed to County Engineering standards;
2. the placement of a note on the Final Plat stating that Lots 2 & 28, are limited to one curb cut, with the size, design and location to be determined by County Engineering;
3. all areas not designated as lots should be labeled as common areas (including wetlands and detention areas), and a note placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners (association);
4. placement of a note on the Final Plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
5. provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
6. labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information; and
7. the submission of a letter stating the compliance of Section V.D.2. of the Subdivision Regulations prior to the signing of the Final Plat or documentation from the developer stating the location and design of a centralized sanitary system to handle the wastewater of the subdivision.

# LOCATOR MAP



APPLICATION NUMBER 19 DATE June 7, 2007

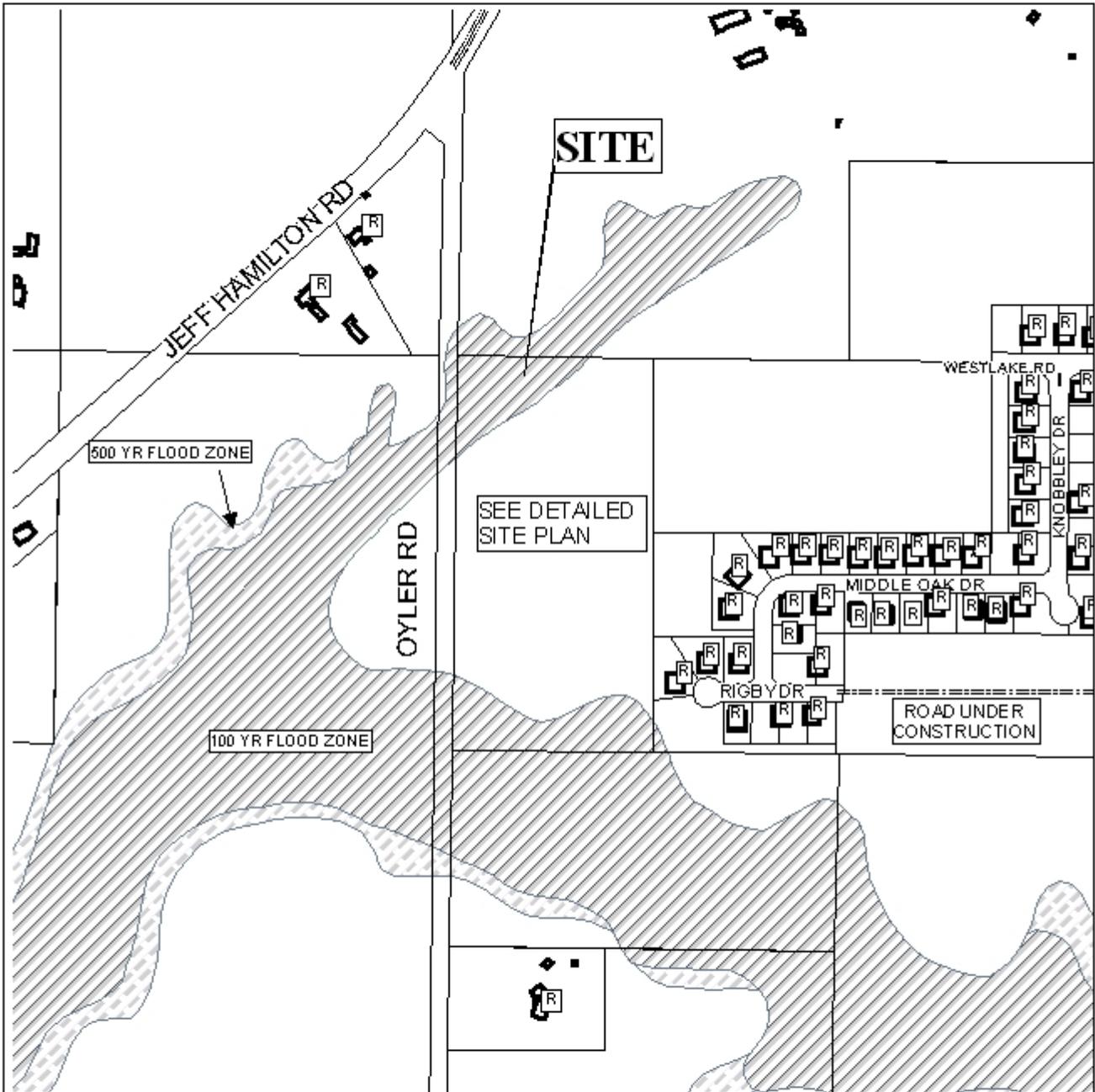
APPLICANT Oyley Court Subdivision

REQUEST Subdivision



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# OYLER COURT SUBDIVISION



APPLICATION NUMBER 19 DATE June 7, 2007

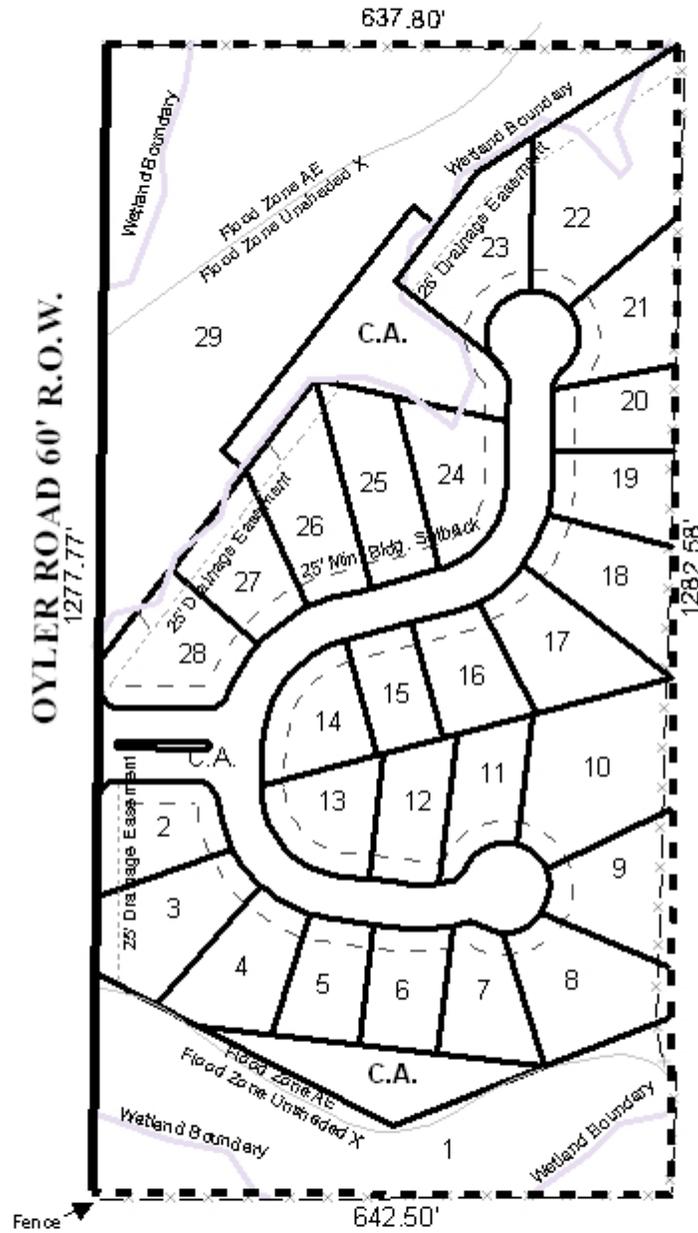
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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# DETAIL SITE PLAN



APPLICATION NUMBER 19 DATE June 7, 2007  
 APPLICANT Oylar Court Subdivision  
 REQUEST Subdivision



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